

TRUSTEE'S SALE

VALUABLE REAL ESTATE

NEAR MIDDLETOWN
FREDERICK COUNTY, MARYLAND

By virtue of a decree of the Circuit Court for Frederick County, Maryland No. 25,461 Equity, the undersigned, Trustees will sell at public auction at the location of the subject property on the corner of Marker Road and Picnic Woods Road near Middletown, Maryland, on:

SATURDAY, JULY 19, 1975

AT 11:00 A.M. D.S.T

A farm encompassing approximately 97.00 acres of land more or less and as devised by the will of Charles H. Shafer probated on November 26, 1924, in the Orphans' Court for Frederick County, willed to his daughters, Mary Shafer (who is now Mary Shafer Harrington, widow) and Alice Shafer, deceased, also known as Alice A. Shafer, whose husband was Lunzie T. Shafer.

The deed to Charles H. Shafer was dated March 18th, 1897, and was recorded in Liber I.L.I. No. 16 (listed as No. 14 on the deed cover) at Folio 3, in which said deed the property was described as 19.25 acres of CHRISTY'S FOLLY and 77.75 acres of COOL SPRING. Descriptions of these tracts are as follows:

1. 19.25 acres described in Exhibit No. 3 filed in Equity Case No. 6653 in the Circuit Court for Frederick County; by deed dated Feb. 5, 1848: BEGINNING at the end of 17.5 perches on the second line of CHRISTY'S FOLLY and running thence (1) S 60 degrees E. 82.25 p.; thence (2) S 6 degrees W. 36 p.; 65 degrees W. 84 p. to the end of the last line of Henry Liten's part of CHRISTY'S FOLLY: Thence (4) by straight line to the point of beginning.

2. 77.75 acres (also said to have been laid off for 75 acres) described in the deed dated October 4, 1784 and recorded in Liber W.R. No. 5, folio 205; BEGINNING at a bounded white oak standing on the top of a hill about 200 yards from the wagon road that leads through Frederick Town and about a mile from John Burgey's; thence (1) S. 51 degrees W. 35 p.; thence (2) S. 71 degrees E. 96 perches; thence (3) N. 30 degrees E. 110 perches; thence (4) by straight line to the point of beginning.

Subject to all of the easements and right of way of record.

This property is improved by a large, brick two story house, a large frame bank barn and a number of frame out-buildings including a springhouse, meat house, wash house and two garages. There is also fencing typical of a farm used for pasture and crops.

This is a good farm with rolling tillable land. Has road frontage on the county roads. This is a very desirable property and good potential for development.

For inspection contact the auctioneer George I. Lease, Phone 663-3272 or 663-9092 for appointment or other details.

Terms: A deposit of 10% of the purchase price will be required on day of sale. Balance with 30 days or when a good and sufficient deed is given. All costs of conveyance to be borne by the purchaser or purchasers. Taxes adjusted to day of settlement.

**HERBERT D. MORRISON
WILBUR F. SHEFFIELD JR.
DAVID K. POOLE, JR.
Trustees**

HERBERT D. MORRISON, P.A.
TED R. HUDSON
Attorneys
106 N. Court Street
Frederick, Maryland
LEASE & LEASE, Auctioneers
GEORGE I. LEASE

HERBERT

George I. Lease Auctioneer

Acknowledged before the Undersigned
on the _____ day of _____, 1975.

NOTARY PUBLIC

Filed July 30, 1975

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NO. 24,061 EQUITY

CERTIFICATE OF PURCHASE AT AUCTION

The undersigned hereby certify that at the public sale held on July 19, 1975, pursuant to the attached advertisement, the following property:

All that real estate with improvements located at the corner of Marker Road and Picnic Woods Road near Middletown, Maryland and being a farm encompassing approximately 97.00 acres of land more or less as described in a deed to Charles H. Shafer, dated March 18th, 1897, and was recorded in Liber I.L.I. No. 16 (listed as No. 14 on the deed cover) at Folio 3,

was sold to and purchased by,

Husherman Construction Company

at and for the price of \$203,000.00 of which \$20,300.00 has been paid as a down payment. The purchasers agree to complete the transaction in accordance with the advertisement and, under the penalties of perjury, they do state that they did not indirectly or directly discourage anyone from bidding for said property and that they did not act for any other person and there are no other principals involved except.

Signed:

Husherman Construction Co.
Charles H. Husherman Pres
Purchasers

Wilbur F. Sheffield Jr.
Wilbur F. Sheffield, Jr., Trustee

David K. Poole Jr.
David K. Poole, Jr., Trustee

Herbert D. Morrison
Herbert D. Morrison, Trustee